



PLANNING COMMITTEE

MEETING : Tuesday, 5th February 2019

PRESENT : Cllrs. Taylor (Chair), Lewis (Vice-Chair), D. Brown, J. Brown, Dee, Derbyshire, Hanman, Hansdot, Lugg, Morgan, Toleman and Walford

Officers in Attendance

Paul Skelton, Technical Planning Manager

Nick Jonathan, Solicitor, One Legal

Ron Moss, Principal Planning Officer

Rhiannon Murphy, Senior Planning Officer

Tony Wisdom, Democratic Services and Elections Officer

APOLOGIES : Cllrs. Finnegan

77. DECLARATIONS OF INTEREST

Councillor Toleman declared a personal interest in Agenda item 6; 37-39 Worcester Street. He retired to the gallery and took no part in the consideration of this application.

78. MINUTES

The minutes of the meeting held on 8th January 2019 were confirmed and signed by the Chair as a correct record.

79. LATE MATERIAL

Late material in respect of Agenda items 5 and 6 had been circulated.

80. 20 GRAFTON ROAD - 18/01411/FUL

The Senior Planning Officer presented the report which detailed an application for proposed detached garages with workshop and garden store (Revised application including amended design, lowered structure and alterations to fence) at 20, Grafton Road.

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She drew Members' attention to the late material which contained a letter of support from Councillor James.

She advised that the garage could be built under permitted development with a maximum height of 4 metres. The previous application had exceeded this by 1.3 metres and the current application exceeded that by 0.9 metres.

Councillor Hyman, Ward Member, addressed the Committee in support of the application.

He stated that the applicant intended to match the roof tiles to those on the main dwelling and the additional height of the garage was required to achieve the necessary pitch. He noted that the application was supported by neighbours.

Mr Julian Priest, the applicant, addressed the Committee in support of the application.

He confirmed that the height of the garage was required in order to achieve the pitch necessary to match the roof tiles of the dwelling. He advised that the building would only be used as a garage with storage. He noted that the proposed fence was lower than some in the surrounding area and was required for security against damage and theft and for the safety of his children who, in the past, had been approached by strangers. He advised that he had submitted a petition of 215 signatures in support of the application.

The Vice-Chair believed that it was not necessary for the roof tiles to match the dwelling from a design perspective but he understood the concerns of Officers regarding the height of the proposed fence.

The Chair stated that he had sympathy with the application as the proposed garage would blend in with the dwelling and surroundings.

A Member noted that the proposed fence was of such a height that any wrong doers in the garden could not be seen from the highway. Another Member concurred but noted that the Police had advised such a fence as a security measure following incidents.

The Chair was advised that should the Committee be minded to grant consent, Officers would recommend conditions to ensure approval of materials before commencement, levels and standard conditions.

The Technical Planning Manager advised that the Committee could issue a split decision to grant consent except for the fence. He noted that the proposed garage building would provide some privacy.

The Chair moved and the Vice-Chair seconded that consent be granted to the application except for the fence and subject to conditions to ensure approval of materials before commencement, levels and standard conditions.

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RESOLVED that planning permission be granted for the application subject to appropriate conditions with the exception of the proposed 2 metre high fence which is refused as it is considered that it would harm the character and appearance of the area.

81. 37-39 WORCESTER STREET - 18/01395/FUL AND 18/01397/LBC

Councillor Toleman declared a personal interest in this application and he retired to the gallery taking no part in the consideration of this application.

The Principal Planning Officer presented the report which detailed an application for the demolition of a single storey building. Erection of a new four storey building incorporating a Grade 2 listed structure and accommodating nineteen one-bedroom apartments and five two-bedroom apartments at 37-39 Worcester Street.

He amended the application reference number for the Listed Building application to 18/01397/LBC. He drew Members' attention to the late material which contained:-

- Details of revised drawings
- An update from the Lead Local Flood Authority and the Drainage Advisor
- A revised Officer's recommendation.

Mr Dudley Taylor, the operator of Fad and Faded, addressed the Committee in opposition to the application.

He raised the following issues:-

- Obstructing light to first floor windows
- Large lorries would only be able to offload by blocking the rear access to his premises also causing a public safety issue.
- Parking after construction works completed
- Lack of parking will kill the vibrancy of the City.

A Member asked why applications were being granted without any provision of parking and could underground parking be provided. He was advised that the location was considered to be sustainable close to the City centre and bus routes in accordance with guidance. The Officer also noted that archaeological considerations would prevent underground parking. The Member noted that parking could be provided at ground floor level.

The Vice-Chair questioned the light blocking and was advised that there was a gap of 1.8-2.0 metres between the buildings and when the officer had visited the site the first floor widows of the adjoining premises were blocked by goods inside.

The Vice-Chair had some sympathy with the garage operators but noted that was a commercial decision by the landlords. He was pleased that the remains of Tanners Hall would be protected and that a lower height had been achieved for the development.

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The Chair noted that the potential for loss of light had to be balanced against the benefits of protecting Tanners Hall, the provision of more dwellings and the tidying of the area.

The Chair moved, and the Vice-Chair seconded that the application be determined in accordance with the revised Officer's recommendation as set out in the late material.

RESOLVED that

- 1) That Planning Permission be GRANTED for Application Reference 18/01395/FUL subject to the conditions set out in paragraph 7.3 of the Committee report, revised element of condition 2 as below and the additional drainage condition below.**

Section 7.3 and 7.4

In the light of the revised elevations .Plans Condition 2 on both applications 18/01395/FUL and 18/01397/LBC to now read :-

Elevations As Proposed – Dwg.No.21838/13C

Section 7.3

Drainage

Condition 25

The development shall not be occupied until a SuDs management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority .The approved SuDs maintenance plan shall be implemented and retained in full accordance with the agreed terms and conditions.

Reason

To ensure the continued operation and maintenance of drainage features serving the site, to avoid flooding and to accord with policy INF2 of the Joint Core Strategy

- 2) Listed Building Consent be granted subject to the conditions set out in paragraph 7.4 of the report with condition 2 amended as set out above.**

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82. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of December 2018.

RESOLVED that the schedule be noted.

83. DATE OF NEXT MEETING

Tuesday, 5th March 2019 at 6.00pm.

Time of commencement: 6.00 pm

Time of conclusion: 7.07 pm

Chair